

## HOUSING NOW

## Greater Toronto Area



Canada Mortgage and Housing Corporation

Date Released: January 2008

## New Home Market

## Starts Edge Lower in 2007

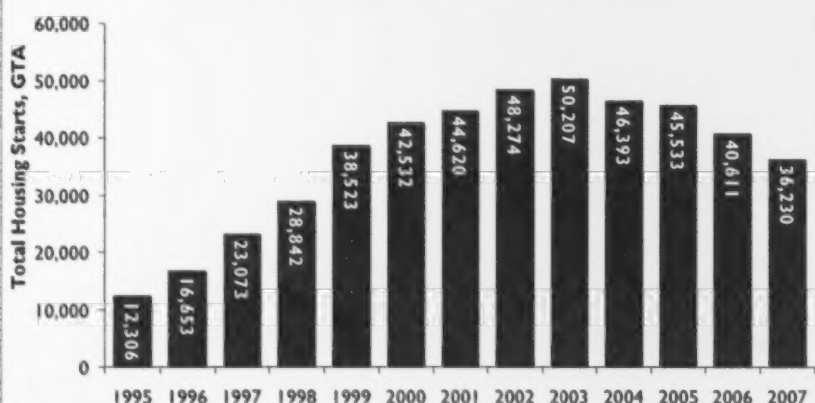
Total starts in the Greater Toronto Area (GTA) in 2007 declined by eleven per cent to 36,230. While single-detached starts increased slightly from the previous year, total apartment starts were down by 30 per cent in 2007. The drop in starts in the apartment sector can be

largely attributed to condominium apartments, with just over 9,600 starts in 2007 compared to 13,824 starts in 2006 – a 30 per cent decline.

The dip in condominium apartment starts should not, however, be construed as a softening of conditions in this market segment. Completions of condominium apartments were cut almost in half last year.

Figure 1

Total Housing Starts, Greater Toronto Area



Source: CMHC

## Table of Contents

- 1 **New Home Market**  
Starts Edge Lower in 2007
- 2 **Resale Market**  
Record Sales
- 3 **Demand Factors**  
Sustained Economic Conditions
- 4 **Maps**
- 7 **Tables**

## SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at [www.cmhc.ca/housingmarketinformation](http://www.cmhc.ca/housingmarketinformation). View print, download or subscribe to get market information e-mailed to you on the day it is released. New! CMHC's electronic suite of national standardized products is now available for free.

With the number of units under construction at record levels, builders found it difficult to shift resources to new projects waiting in the pipeline. The backlog of condominium apartment projects remained large, with over 17,500 high-rise unit sales in 2005 and 2006 and over 20,000 last year. Because a large portion of these sales have not yet been accounted for through starts, expect condominium apartment starts to rebound over the next two years as builders complete current projects and break ground on new buildings. While condominium apartment starts accounted for only 30 per cent of total new construction activity, this share is expected to move closer to 50 per cent over the next two years.

Current demand for new homes is best measured through pre-construction home sales. In 2007, new home sales jumped by almost 15 per cent compared to 2006. High rise sales drove this increase, but it should be noted that low-rise sales bucked a downward trend, remaining on par with the 2006 results. With sales outpacing the growth in listings, resale market conditions tightened, resulting in less choice for some home buyers. Less choice in the existing home market prompted an increased number of households to turn to the new home market to fulfill their housing needs. These households were prepared to sacrifice time during the sales and construction period to purchase a home that better met their needs.

## Resale Market

### Record Sales

Demand for existing homes in 2007 reached record levels in the GTA. Existing home sales exceeded previous records and ended the year at 95,164 – an increase of almost 11 per cent over 2006. A resurgence in first-time buyer activity was a key factor leading to the jump in sales. According to CMHC's 2007 *Renovation and Home Purchase Survey* undertaken in the Spring, 60 per cent of people who had already purchased or were intending on purchasing a home last year were first-time buyers. These households were confident in their ability to purchase and pay for a home over the long-term, due to continued job and income growth, low mortgage rates and a greater diversity of mortgage products.

Similar to the new home market, condominium apartments accounted

for a growing proportion of total existing home sales, with sales above the 20,000 mark for the first time. On average, existing condominium apartments have the lowest price point in the GTA, making this housing type a popular entry point into the ownership market for first-time buyers.

While resales jumped to a new record, new listings remained relatively flat. This meant that choice diminished and stronger seller's market conditions resulted. Less choice translated into more aggressive offers on some homes, pushing the average price up seven per cent to \$377,000. This growth rate was well above the average of 4.8 per cent experienced in 2006. Condominium apartments led the way in terms of price growth, with the average price growing 10.6 per cent to \$265,940 – further testament to the growing popularity of this housing type among first-time buyers.

Figure 2



## **Demand Factors**

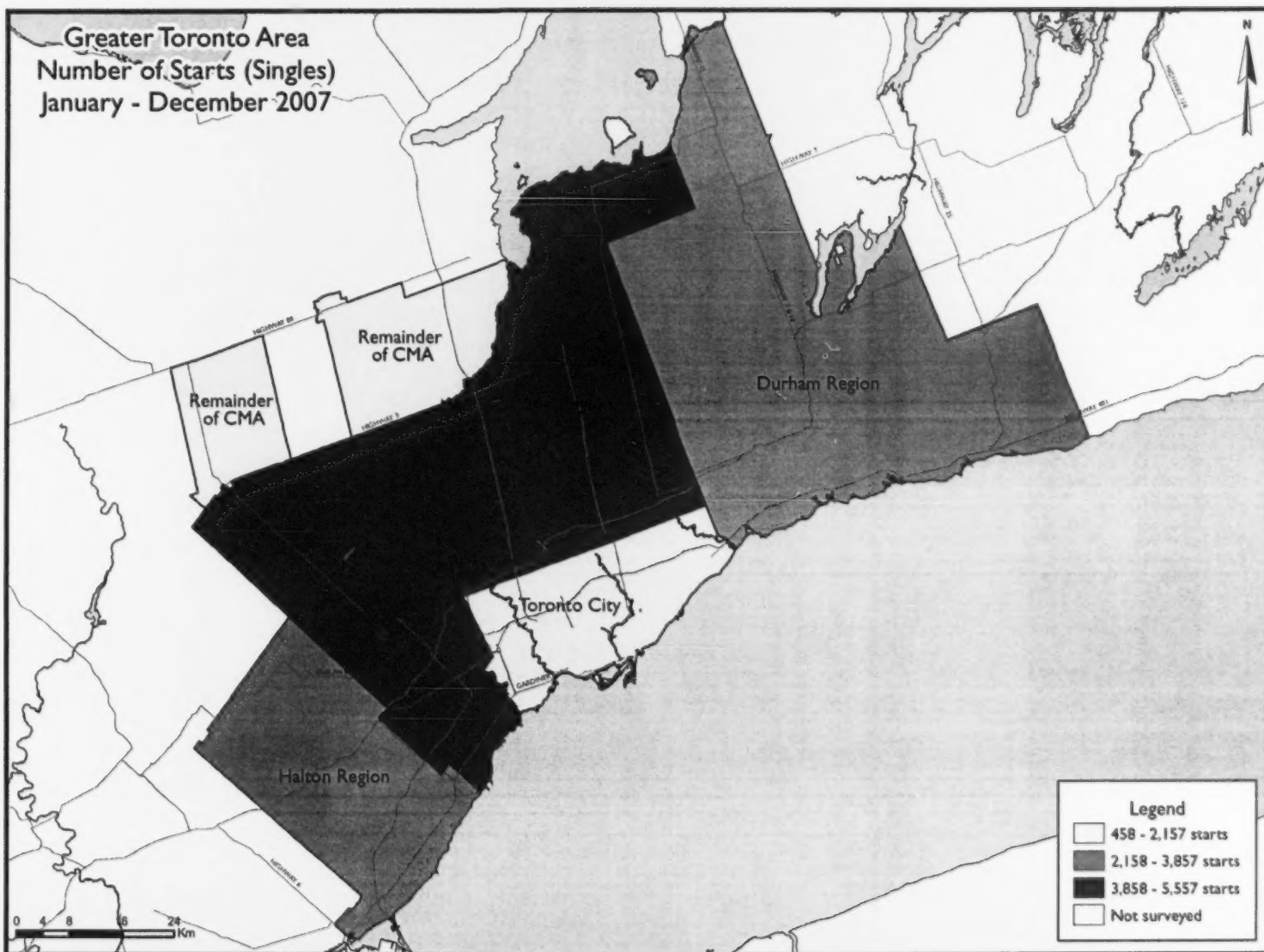
### **Sustained Economic Conditions**

Healthy labour market conditions continued to drive the housing market in 2007. The unemployment rate in Toronto in 2007 was 6.8 per cent, kept low by gains in both full-time and part-time jobs. Tight labour

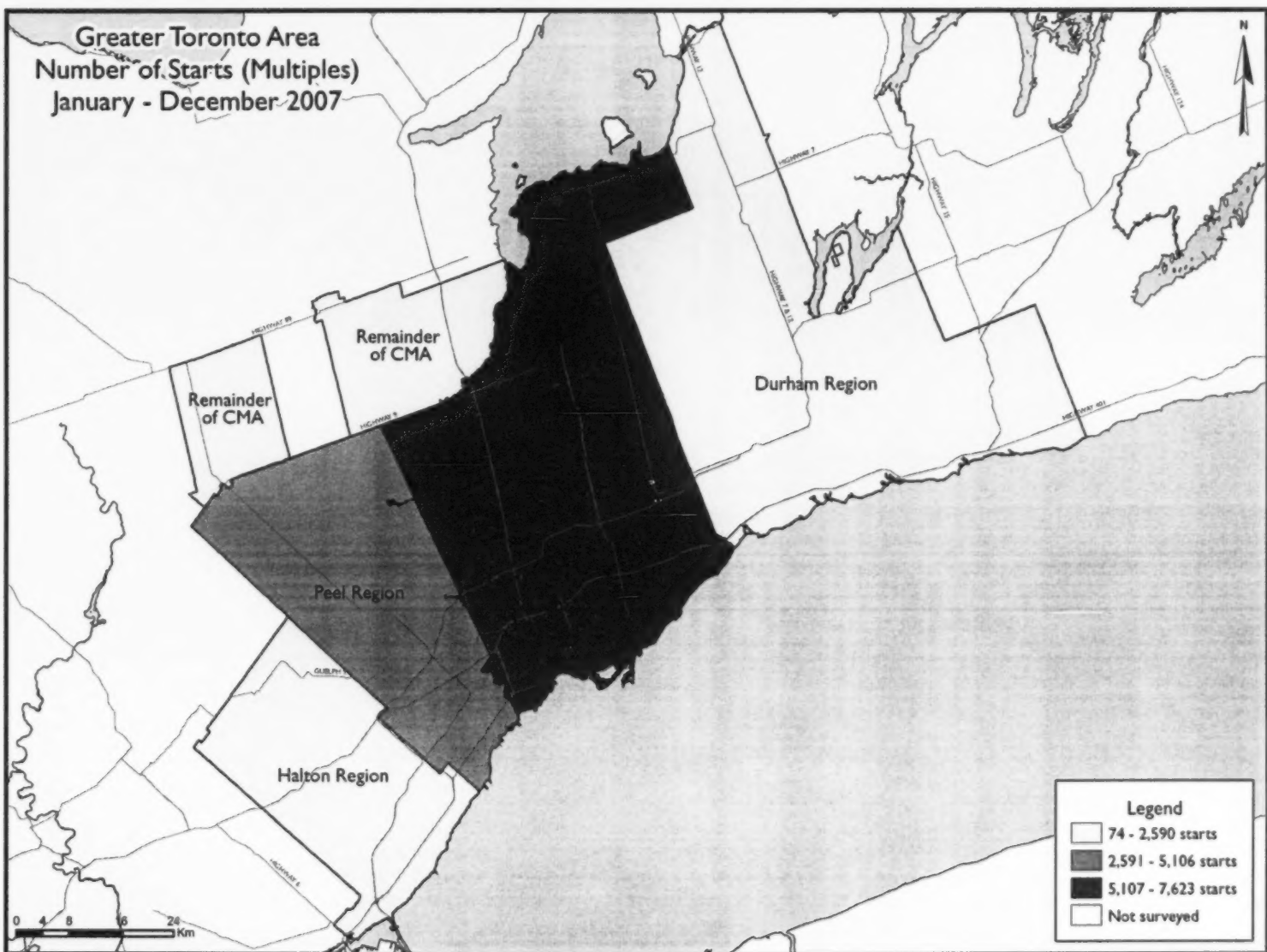
market conditions kept average weekly earnings rising at or above the rate of inflation. Growth in jobs and income helped keep consumers confident in home ownership.

While mortgage rates rose moderately in 2007, Canadians continued to take advantage of some of the lowest borrowing costs in history. Also, a diversity of mortgage prod-

ucts providing for more flexibility and payment options allowed more buyers to enter the market and contributed to record sales of existing homes in Toronto. Although home prices increased strongly across the GTA, the required income to carry a mortgage on the average priced home remained below average household earnings.







ZONE DESCRIPTIONS - TORONTO CMA	
<b>Toronto City</b>	Toronto, East York, Etobicoke, North York, Scarborough, York
<b>York Region</b>	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
<b>Peel Region</b>	Brampton, Caledon, Mississauga
<b>Halton Region</b>	Burlington, Halton Hills, Milton, Oakville
<b>Durham Region</b>	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
<b>Remainder of CMA</b>	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

## HOUSING NOW REPORT TABLES

**Available in ALL reports:**

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

**Available in SELECTED Reports:**

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

**SYMBOLS**

- n/a Not applicable
- \* Totals may not add up due to co-operatives and unknown market types
- \*\* Percent change > 200%
- Nil or zero
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

**Table 1a: Housing Activity Summary of Toronto CMA**  
**December 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
December 2007	926	104	221	0	39	105	0	23	1,418
December 2006	1,075	262	379	0	129	465	0	172	2,482
% Change	-13.9	-60.3	-41.7	n/a	-69.8	-77.4	n/a	-86.6	-42.5
Year-to-date 2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
Year-to-date 2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.1
<b>UNDER CONSTRUCTION</b>									
December 2007	9,922	1,654	3,588	29	814	27,110	4	2,349	45,470
December 2006	9,188	1,560	3,084	25	1,028	25,441	0	2,328	42,654
% Change	8.0	6.0	16.3	16.0	-20.8	6.6	n/a	0.9	6.6
<b>COMPLETIONS</b>									
December 2007	1,219	186	508	0	137	650	0	72	2,772
December 2006	1,028	212	218	2	59	1,039	0	11	2,569
% Change	18.6	-12.3	133.0	-100.0	132.2	-37.4	n/a	545.5	7.9
Year-to-date 2007	14,059	2,640	3,926	23	1,476	7,528	0	705	30,357
Year-to-date 2006	14,722	3,081	3,826	57	1,923	13,581	32	899	38,121
% Change	-4.5	-14.3	2.6	-59.6	-23.2	-44.6	-100.0	-21.6	-20.4
<b>COMPLETED &amp; NOT ABSORBED</b>									
December 2007	422	55	182	0	25	195	14	177	1,070
December 2006	351	56	159	0	38	744	8	207	1,563
% Change	20.2	-1.8	14.5	n/a	-34.2	-73.8	75.0	-14.5	-31.5
<b>ABSORBED</b>									
December 2007	1,179	198	422	0	138	669	0	9	2,615
December 2006	966	191	209	2	56	1,003	0	18	2,445
% Change	22.0	3.7	101.9	-100.0	146.4	-33.3	n/a	-50.0	7.0
Year-to-date 2007	14,005	2,641	3,889	23	1,489	7,885	8	549	30,489
Year-to-date 2006	14,725	3,114	3,816	58	1,913	13,362	25	707	37,720
% Change	-4.9	-15.2	1.9	-60.3	-22.2	-41.0	-68.0	-22.3	-19.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1b: Housing Activity Summary of Oshawa CMA**  
**December 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
December 2007	107	2	20	0	46	0	0	0	175
December 2006	106	0	0	0	0	0	0	0	106
% Change	0.9	n/a	n/a	n/a	n/a	n/a	n/a	n/a	65.1
Year-to-date 2007	1,747	14	184	0	167	131	0	146	2,389
Year-to-date 2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
<b>UNDER CONSTRUCTION</b>									
December 2007	1,233	10	186	0	181	239	0	146	1,995
December 2006	1,328	8	191	0	121	558	1	0	2,207
% Change	-7.2	25.0	-2.6	n/a	49.6	-57.2	-100.0	n/a	-9.6
<b>COMPLETIONS</b>									
December 2007	115	2	6	0	15	0	0	0	138
December 2006	163	2	13	0	6	0	0	0	184
% Change	-29.4	0.0	-53.8	n/a	150.0	n/a	n/a	n/a	-25.0
Year-to-date 2007	1,840	12	189	0	107	449	1	0	2,598
Year-to-date 2006	2,050	20	232	0	21	240	16	4	2,583
% Change	-10.2	-40.0	-18.5	n/a	**	87.1	-93.8	-100.0	0.6
<b>COMPLETED &amp; NOT ABSORBED</b>									
December 2007	44	3	16	0	17	85	0	0	165
December 2006	50	2	15	0	0	2	0	0	69
% Change	-12.0	50.0	6.7	n/a	n/a	**	n/a	n/a	139.1
<b>ABSORBED</b>									
December 2007	118	2	9	0	8	0	0	0	137
December 2006	158	2	17	0	6	0	0	0	183
% Change	-25.3	0.0	-47.1	n/a	33.3	n/a	n/a	n/a	-25.1
Year-to-date 2007	1,841	11	188	0	90	366	1	0	2,497
Year-to-date 2006	2,006	18	237	0	22	241	16	4	2,544
% Change	-8.2	-38.9	-20.7	n/a	**	51.9	-93.8	-100.0	-1.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)



**Table 1c: Housing Activity Summary of Greater Toronto Area  
December 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
December 2007	1,034	106	241	0	99	105	0	23	1,608
December 2006	1,201	262	366	0	134	465	0	172	2,600
% Change	-13.9	-59.5	-34.2	n/a	-26.1	-77.4	n/a	-86.6	-38.2
Year-to-date 2007	16,621	2,890	4,674	18	1,605	9,615	4	803	36,230
Year-to-date 2006	16,277	2,894	4,288	12	1,673	13,824	17	1,626	40,611
% Change	2.1	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.8
<b>UNDER CONSTRUCTION</b>									
December 2007	11,274	1,708	3,878	18	1,095	27,416	4	2,495	47,888
December 2006	10,683	1,570	3,425	7	1,257	26,137	33	2,403	45,515
% Change	5.5	8.8	13.2	157.1	-12.9	4.9	-87.9	3.8	5.2
<b>COMPLETIONS</b>									
December 2007	1,355	198	512	0	166	650	0	72	2,953
December 2006	1,273	216	224	2	74	1,039	0	11	2,839
% Change	6.4	-8.3	128.6	-100.0	124.3	-37.4	n/a	545.5	4.0
Year-to-date 2007	16,079	2,666	4,250	7	1,780	8,136	37	780	33,735
Year-to-date 2006	16,943	3,231	4,150	26	2,083	14,103	67	1,061	41,664
% Change	-5.1	-17.5	2.4	-73.1	-14.5	-42.3	-44.8	-26.5	-19.0
<b>COMPLETED &amp; NOT ABSORBED</b>									
December 2007	470	58	200	0	52	304	14	217	1,315
December 2006	407	61	173	0	41	771	12	365	1,830
% Change	15.5	-4.9	15.6	n/a	26.8	-60.6	16.7	-40.5	-28.1
<b>ABSORBED</b>									
December 2007	1,303	210	428	0	162	669	1	9	2,782
December 2006	1,121	194	219	2	71	1,003	0	18	2,628
% Change	16.2	8.2	95.4	-100.0	128.2	-33.3	n/a	-50.0	5.9
Year-to-date 2007	15,935	2,669	4,209	7	1,769	8,411	49	775	33,824
Year-to-date 2006	16,713	3,259	4,146	27	2,071	13,880	62	711	40,869
% Change	-4.7	-18.1	1.5	-74.1	-14.6	-39.4	-21.0	9.0	-17.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**  
**December 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Toronto City									
December 2007	93	24	82	0	0	0	0	0	199
December 2006	79	4	117	0	99	366	0	172	837
York Region									
December 2007	334	26	30	0	0	105	0	23	518
December 2006	460	136	45	0	0	34	0	0	675
Peel Region									
December 2007	285	38	109	0	0	0	0	0	432
December 2006	318	80	70	0	19	0	0	0	487
Halton Region									
December 2007	110	8	0	0	53	0	0	0	171
December 2006	89	18	63	0	16	65	0	0	251
Durham Region									
December 2007	212	10	20	0	46	0	0	0	288
December 2006	255	24	71	0	0	0	0	0	350
Toronto CMA									
December 2007	926	104	221	0	39	105	0	23	1,418
December 2006	1,075	262	379	0	129	465	0	172	2,482
Oshawa CMA									
December 2007	107	2	20	0	46	0	0	0	175
December 2006	106	0	0	0	0	0	0	0	106
Greater Toronto Area									
December 2007	1,034	106	241	0	99	105	0	23	1,608
December 2006	1,201	262	366	0	134	465	0	172	2,600

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket  
December 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Toronto City									
December 2007	1,217	216	1,357	0	97	20,815	0	1,617	25,319
December 2006	1,012	134	474	0	304	19,818	0	1,606	23,348
York Region									
December 2007	3,213	430	954	1	307	2,688	4	87	7,684
December 2006	3,112	504	1,097	4	227	2,042	0	60	7,046
Peel Region									
December 2007	3,469	776	486	2	111	3,042	0	645	8,531
December 2006	2,659	698	574	2	368	3,116	0	629	8,046
Halton Region									
December 2007	1,423	128	609	0	372	632	0	0	3,164
December 2006	1,367	116	644	1	178	603	32	108	3,049
Durham Region									
December 2007	1,952	158	472	15	208	239	0	146	3,190
December 2006	2,534	118	636	0	180	558	1	0	4,027
Toronto CMA									
December 2007	9,922	1,654	3,588	29	814	27,110	4	2,349	45,470
December 2006	9,188	1,560	3,084	25	1,028	25,441	0	2,328	42,654
Oshawa CMA									
December 2007	1,233	10	186	0	181	239	0	146	1,995
December 2006	1,328	8	191	0	121	558	1	0	2,207
Greater Toronto Area									
December 2007	11,274	1,708	3,878	18	1,095	27,416	4	2,495	47,888
December 2006	10,684	1,570	3,425	7	1,257	26,137	33	2,403	45,516

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket  
December 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Toronto City									
December 2007	113	38	86	0	64	172	0	68	541
December 2006	52	10	70	0	25	624	0	0	781
York Region									
December 2007	477	60	138	0	9	164	0	4	852
December 2006	418	106	24	1	0	48	0	11	608
Peel Region									
December 2007	425	60	193	0	10	314	0	0	1,002
December 2006	335	62	23	1	20	367	0	0	808
Halton Region									
December 2007	176	24	40	0	68	0	0	0	308
December 2006	100	10	76	0	23	0	0	0	209
Durham Region									
December 2007	164	16	55	0	15	0	0	0	250
December 2006	368	28	31	0	6	0	0	0	433
Toronto CMA									
December 2007	1,219	186	508	0	137	650	0	72	2,772
December 2006	1,028	212	218	2	59	1,039	0	11	2,569
Oshawa CMA									
December 2007	115	2	6	0	15	0	0	0	138
December 2006	163	2	13	0	6	0	0	0	184
Greater Toronto Area									
December 2007	1,355	198	512	0	166	650	0	72	2,953
December 2006	1,273	216	224	2	74	1,039	0	11	2,839

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table I.1: Housing Activity Summary by Submarket  
December 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Toronto City									
December 2007	147	11	24	0	0	155	14	177	528
December 2006	129	16	114	0	4	708	8	207	1,186
York Region									
December 2007	45	4	28	0	17	40	0	0	134
December 2006	32	2	13	0	0	28	0	0	75
Peel Region									
December 2007	169	25	70	0	4	0	0	0	268
December 2006	134	32	10	0	31	6	0	0	213
Halton Region									
December 2007	46	1	11	0	14	24	0	40	136
December 2006	50	8	20	0	6	27	4	158	273
Durham Region									
December 2007	63	17	67	0	17	85	0	0	249
December 2006	62	3	16	0	0	2	0	0	83
Toronto CMA									
December 2007	422	55	182	0	25	195	14	177	1,070
December 2006	351	56	159	0	38	744	8	207	1,563
Oshawa CMA									
December 2007	44	3	16	0	17	85	0	0	165
December 2006	50	2	15	0	0	2	0	0	69
Greater Toronto Area									
December 2007	470	58	200	0	52	304	14	217	1,315
December 2006	407	61	173	0	41	771	12	365	1,830

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)



**Table 1.1: Housing Activity Summary by Submarket**  
**December 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Toronto City									
December 2007	94	38	82	0	64	185	0	5	468
December 2006	70	11	72	0	23	603	0	7	786
York Region									
December 2007	478	61	124	0	9	170	0	4	846
December 2006	412	106	20	1	0	37	0	11	587
Peel Region									
December 2007	399	63	132	0	11	314	0	0	919
December 2006	256	40	20	1	21	363	0	0	701
Halton Region									
December 2007	180	24	40	0	70	0	1	0	315
December 2006	107	9	72	0	21	0	0	0	209
Durham Region									
December 2007	152	24	50	0	8	0	0	0	234
December 2006	276	28	35	0	6	0	0	0	345
Toronto CMA									
December 2007	1,179	198	422	0	138	669	0	9	2,615
December 2006	966	191	209	2	56	1,003	0	18	2,445
Oshawa CMA									
December 2007	118	2	9	0	8	0	0	0	137
December 2006	158	2	17	0	6	0	0	0	183
Greater Toronto Area									
December 2007	1,303	210	428	0	162	669	1	9	2,782
December 2006	1,121	194	219	2	71	1,003	0	18	2,628

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.2a: History of Housing Starts of Toronto CMA**  
**1998 - 2007**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805
% Change	31.3	-6.7	27.7	28.0	8.2	-28.7	56.6	58.4	6.8
2001	16,793	5,582	3,317	50	1,494	12,738	196	760	41,017
% Change	-1.6	0.3	-27.8	-2.0	5.1	27.6	36.1	**	5.2
2000	17,068	5,564	4,595	51	1,422	9,981	144	133	38,982
% Change	10.0	13.0	26.4	**	-31.4	20.7	125.0	-66.0	11.7
1999	15,519	4,923	3,635	13	2,074	8,270	64	391	34,904
% Change	22.5	59.6	14.6	-45.8	-10.9	85.3	**	160.7	34.7
1998	12,672	3,084	3,172	24	2,328	4,463	17	150	25,910

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA

1998 - 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490
% Change	45.0	34.3	-31.6	n/a	n/a	n/a	-27.3	n/a	36.3
2001	2,038	70	431	0	0	0	22	0	2,561
% Change	-5.3	-18.6	5.4	n/a	-100.0	n/a	n/a	-100.0	-10.9
2000	2,152	86	409	0	99	0	0	128	2,874
% Change	0.1	**	123.5	n/a	15.1	n/a	-100.0	n/a	16.7
1999	2,150	6	183	0	86	0	38	0	2,463
% Change	53.6	-25.0	-38.6	n/a	75.5	n/a	n/a	-100.0	40.0
1998	1,400	8	298	0	49	0	0	4	1,759

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area

1998 - 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2007	16,621	2,890	4,674	18	1,605	9,615	4	803	36,230
% Change	2.1	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.8
2006	16,277	2,894	4,288	12	1,673	13,824	17	1,626	40,611
% Change	-11.5	-14.5	-15.2	-65.7	-16.0	-6.6	-90.0	-3.9	-10.8
2005	18,400	3,385	5,059	35	1,992	14,800	170	1,692	45,533
% Change	-14.7	-7.4	-0.3	-12.5	23.9	13.5	120.8	27.9	-1.9
2004	21,570	3,656	5,074	40	1,608	13,041	77	1,323	46,393
% Change	-5.3	-27.1	-3.5	**	14.0	-3.3	-50.6	-29.1	-7.6
2003	22,770	5,016	5,259	1	1,411	13,482	156	1,865	50,207
% Change	-9.9	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.0
2002	25,277	5,342	4,911	27	1,970	9,168	326	1,204	48,274
% Change	32.2	-6.6	26.3	17.4	18.7	-30.2	48.2	58.4	8.2
2001	19,120	5,722	3,889	23	1,659	13,141	220	760	44,620
% Change	-1.6	-0.2	-24.5	109.1	-0.3	30.0	52.8	191.2	4.9
2000	19,434	5,736	5,150	11	1,664	10,108	144	261	42,532
% Change	10.7	13.8	30.7	n/a	-29.2	10.8	34.6	-33.2	10.4
1999	17,563	5,039	3,940	0	2,349	9,119	107	391	38,523
% Change	23.8	56.1	1.8	-100.0	-9.5	90.9	**	153.9	33.5
1998	14,188	3,228	3,872	24	2,595	4,777	17	154	28,855

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type**  
**December 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006	% Change
<b>Toronto City</b>	93	79	24	4	82	216	0	538	199	837	-76.2
Toronto	12	8	2	2	0	37	0	218	14	265	-94.7
East York	1	1	0	0	0	0	0	0	1	1	0.0
Etobicoke	17	19	6	0	17	73	0	68	40	160	-75.0
North York	46	33	16	0	8	24	0	252	70	309	-77.3
Scarborough	17	14	0	2	57	82	0	0	74	98	-24.5
York	0	4	0	0	0	0	0	0	0	4	-100.0
<b>York Region</b>	334	460	26	136	30	45	128	34	518	675	-23.3
Aurora	5	4	0	0	0	0	0	0	5	4	25.0
East Gwillimbury	0	10	0	0	0	0	0	0	0	10	-100.0
Georgina Township	23	9	0	0	0	0	0	0	23	9	155.6
King Township	0	2	0	0	0	0	0	0	0	2	-100.0
Markham	113	41	6	60	8	0	128	34	255	135	88.9
Newmarket	12	0	2	0	22	0	0	0	36	0	n/a
Richmond Hill	65	28	4	16	0	0	0	0	69	44	56.8
Vaughan	85	293	4	46	0	45	0	0	89	384	-76.8
Whitchurch-Stouffville	31	73	10	14	0	0	0	0	41	87	-52.9
<b>Peel Region</b>	285	318	38	80	109	89	0	0	432	487	-11.3
Brampton	146	254	16	78	85	70	0	0	247	402	-38.6
Caledon	2	2	0	0	0	0	0	0	2	2	0.0
Mississauga	137	62	22	2	24	19	0	0	183	83	120.5
<b>Halton Region</b>	110	89	8	18	53	79	0	65	171	251	-31.9
Burlington	12	13	0	0	14	5	0	0	26	18	44.4
Halton Hills	4	3	0	0	0	42	0	0	4	45	-91.1
Milton	38	33	8	16	39	11	0	0	85	60	41.7
Oakville	56	40	0	2	0	21	0	65	56	128	-56.3
<b>Durham Region</b>	212	255	10	24	66	71	0	0	288	350	-17.7
Ajax	53	104	8	24	0	71	0	0	61	199	-69.3
Brock	6	6	0	0	0	0	0	0	6	6	0.0
Clarington	45	39	0	0	11	0	0	0	56	39	43.6
Oshawa	35	56	0	0	6	0	0	0	41	56	-26.8
Pickering	4	4	0	0	0	0	0	0	4	4	0.0
Scugog	12	15	0	0	0	0	0	0	12	15	-20.0
Uxbridge	30	20	0	0	0	0	0	0	30	20	50.0
Whitby	27	11	2	0	49	0	0	0	78	11	**
<b>Remainder of Toronto CMA</b>	29	14	0	0	0	13	0	0	29	27	7.4
Bradford West Gwillimbury	2	4	0	0	0	0	0	0	2	4	-50.0
Town of Mono	2	3	0	0	0	0	0	0	2	3	-33.3
New Tecumseth	15	3	0	0	0	13	0	0	15	16	-6.3
Orangeville	10	4	0	0	0	0	0	0	10	4	150.0
<b>Toronto CMA</b>	926	1,075	104	262	260	508	128	637	1,418	2,482	-42.9
<b>Oshawa CMA</b>	107	106	2	0	66	0	0	0	175	106	65.1
<b>Greater Toronto Area (GTA)</b>	1,034	1,201	106	262	340	508	128	637	1,608	2,600	-38.2

Source: CMHC (Starts and Completions Survey)



**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - December 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	%
	2007	2006	2007	2006	2007	2006	2007	2006	2007	2006	Change
<b>Toronto City</b>	1,231	1,298	290	194	876	1,007	6,457	10,227	9,854	12,726	-30.4
Toronto	146	152	46	32	95	352	3,221	6,394	3,508	6,930	-49.4
East York	48	29	4	2	0	10	0	87	52	128	-59.4
Etobicoke	143	143	12	86	176	239	600	937	931	1,405	-33.7
North York	590	531	184	28	273	88	1,563	1,917	2,610	2,564	1.8
Scarborough	281	413	38	36	311	310	840	475	1,470	1,234	19.1
York	23	30	6	10	21	8	0	417	50	465	-89.2
<b>York Region</b>	5,557	5,331	1,042	1,202	1,775	1,733	2,768	1,684	11,142	9,950	12.0
Aurora	263	144	0	0	55	242	0	0	318	386	-17.6
East Gwillimbury	36	107	4	0	118	9	0	0	158	116	36.2
Georgina Township	168	230	0	4	0	0	0	0	168	234	-28.2
King Township	21	27	0	0	0	0	0	0	21	27	-22.2
Markham	1,038	1,422	206	522	364	709	2,267	722	3,875	3,375	14.8
Newmarket	280	175	30	152	123	129	71	0	504	456	10.5
Richmond Hill	683	720	44	100	251	190	205	408	1,183	1,418	-16.6
Vaughan	2,180	1,873	564	342	787	387	225	554	3,756	3,156	19.0
Whitchurch-Stouffville	888	633	194	82	77	67	0	0	1,159	782	48.2
<b>Peel Region</b>	4,871	3,673	1,114	1,090	971	1,008	942	2,604	7,898	8,375	-5.7
Brampton	3,933	2,802	808	840	575	472	0	0	5,316	4,114	29.2
Caledon	48	80	14	18	0	19	25	0	87	117	-25.6
Mississauga	890	791	292	232	396	517	917	2,604	2,495	4,144	-39.8
<b>Halton Region</b>	2,317	2,253	278	330	1,570	1,165	301	449	4,466	4,197	6.4
Burlington	510	358	66	102	345	403	88	108	1,009	971	3.9
Halton Hills	196	175	2	24	121	119	0	0	319	318	0.3
Milton	687	856	174	156	627	235	213	0	1,701	1,247	36.4
Oakville	924	864	36	48	477	408	0	341	1,437	1,661	-13.5
<b>Durham Region</b>	2,663	3,735	196	180	734	959	277	489	3,870	5,363	-27.8
Ajax	562	1,232	170	156	276	519	0	0	1,008	1,907	-47.1
Brock	18	20	0	0	0	0	0	1	18	21	-14.3
Clarington	492	546	0	4	113	62	0	270	605	882	-31.4
Oshawa	701	914	4	4	46	147	6	0	757	1,065	-28.9
Pickering	110	112	10	6	57	44	0	2	177	164	7.9
Scugog	53	78	0	0	0	0	0	0	53	78	-32.1
Uxbridge	173	184	2	0	50	14	0	0	225	198	13.6
Whitby	554	649	10	10	192	173	271	216	1,027	1,048	-2.0
<b>Remainder of Toronto CMA</b>	458	395	24	16	50	90	0	33	532	534	-0.4
Bradford West Gwillimbury	231	75	0	0	0	0	0	0	231	75	**
Town of Mono	60	36	0	0	0	0	0	0	60	36	66.7
New Tecumseth	99	248	24	16	50	80	0	33	173	377	-54.1
Orangeville	68	36	0	0	0	10	0	0	68	46	47.8
<b>Toronto CMA</b>	14,769	14,120	2,864	2,892	5,280	5,177	10,380	14,891	33,293	37,080	-10.2
<b>Oshawa CMA</b>	1,747	2,109	14	18	351	382	277	486	2,389	2,995	-20.2
<b>Greater Toronto Area (GTA)</b>	16,639	16,290	2,920	2,996	5,926	5,872	10,745	15,453	36,230	40,611	-10.8

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market  
December 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006
<b>Toronto City</b>	82	216	0	0	0	366	0	172
Toronto	0	37	0	0	0	114	0	104
East York	0	0	0	0	0	0	0	0
Etobicoke	17	73	0	0	0	0	0	68
North York	8	24	0	0	0	252	0	0
Scarborough	57	82	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
<b>York Region</b>	30	45	0	0	105	34	23	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	8	0	0	0	105	34	23	0
Newmarket	22	0	0	0	0	0	0	0
Richmond Hill	0	0	0	0	0	0	0	0
Vaughan	0	45	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
<b>Peel Region</b>	109	89	0	0	0	0	0	0
Brampton	85	70	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	24	19	0	0	0	0	0	0
<b>Halton Region</b>	53	79	0	0	0	65	0	0
Burlington	14	5	0	0	0	0	0	0
Halton Hills	0	42	0	0	0	0	0	0
Milton	39	11	0	0	0	0	0	0
Oakville	0	21	0	0	0	65	0	0
<b>Durham Region</b>	66	71	0	0	0	0	0	0
Ajax	0	71	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	11	0	0	0	0	0	0	0
Oshawa	6	0	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	49	0	0	0	0	0	0	0
<b>Remainder of Toronto CMA</b>	0	13	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	13	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
<b>Toronto CMA</b>	260	508	0	0	105	465	23	172
<b>Oshawa CMA</b>	66	0	0	0	0	0	0	0
<b>Greater Toronto Area (GTA)</b>	340	500	0	0	105	465	23	172

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - December 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
<b>Toronto City</b>	876	999	0	8	5,920	8,736	537	1,491
Toronto	95	344	0	8	3,169	5,513	52	881
East York	0	10	0	0	0	87	0	0
Etobicoke	176	239	0	0	423	591	177	346
North York	273	88	0	0	1,488	1,917	75	0
Scarborough	311	310	0	0	840	475	0	0
York	21	8	0	0	0	153	0	264
<b>York Region</b>	1,771	1,733	4	0	2,676	1,669	92	15
Aurora	55	242	0	0	0	0	0	0
East Gwillimbury	118	9	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	364	709	0	0	2,229	707	38	15
Newmarket	123	129	0	0	21	0	50	0
Richmond Hill	247	190	4	0	201	408	4	0
Vaughan	787	337	0	0	225	554	0	0
Whitchurch-Stouffville	77	67	0	0	0	0	0	0
<b>Peel Region</b>	971	1,008	0	0	914	2,592	28	12
Brampton	575	472	0	0	0	0	0	0
Caledon	0	19	0	0	0	0	25	0
Mississauga	396	517	0	0	914	2,592	3	12
<b>Halton Region</b>	1,570	1,165	0	0	301	341	0	108
Burlington	345	403	0	0	88	0	0	108
Halton Hills	121	119	0	0	0	0	0	0
Milton	627	235	0	0	213	0	0	0
Oakville	477	408	0	0	0	341	0	0
<b>Durham Region</b>	734	959	0	0	131	489	146	0
Ajax	276	519	0	0	0	0	0	0
Brock	0	0	0	0	0	1	0	0
Clarington	113	62	0	0	0	270	0	0
Oshawa	46	147	0	0	0	0	6	0
Pickering	57	44	0	0	0	2	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	50	14	0	0	0	0	0	0
Whitby	192	173	0	0	131	216	140	0
<b>Remainder of Toronto CMA</b>	50	90	0	0	0	0	0	33
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	50	80	0	0	0	0	0	33
Orangeville	0	10	0	0	0	0	0	0
<b>Toronto CMA</b>	5,276	5,169	4	8	9,723	13,340	657	1,551
<b>Oshawa CMA</b>	351	382	0	0	131	486	146	0
<b>Greater Toronto Area (GTA)</b>	5,922	5,864	4	8	9,942	13,827	803	1,626

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market**  
**December 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006
<b>Toronto City</b>	199	200	0	465	0	172	199	837
Toronto	14	11	0	150	0	104	14	265
East York	1	1	0	0	0	0	1	1
Etobicoke	40	92	0	0	0	68	40	160
North York	70	34	0	275	0	0	70	309
Scarborough	74	58	0	40	0	0	74	98
York	0	4	0	0	0	0	0	4
<b>York Region</b>	390	641	105	34	23	0	518	675
Aurora	5	4	0	0	0	0	5	4
East Gwillimbury	0	10	0	0	0	0	0	10
Georgina Township	23	9	0	0	0	0	23	9
King Township	0	2	0	0	0	0	0	2
Markham	127	101	105	34	23	0	255	135
Newmarket	36	0	0	0	0	0	36	0
Richmond Hill	69	44	0	0	0	0	69	44
Vaughan	89	384	0	0	0	0	89	384
Whitchurch-Stouffville	41	87	0	0	0	0	41	87
<b>Peel Region</b>	432	468	0	19	0	0	432	487
Brampton	247	402	0	0	0	0	247	402
Caledon	2	2	0	0	0	0	2	2
Mississauga	183	64	0	19	0	0	183	83
<b>Halton Region</b>	118	170	53	81	0	0	171	251
Burlington	12	13	14	5	0	0	26	18
Halton Hills	4	45	0	0	0	0	4	45
Milton	46	49	39	11	0	0	85	60
Oakville	56	63	0	65	0	0	56	128
<b>Durham Region</b>	242	350	46	0	0	0	288	350
Ajax	61	199	0	0	0	0	61	199
Brock	6	6	0	0	0	0	6	6
Clarington	56	39	0	0	0	0	56	39
Oshawa	35	56	6	0	0	0	41	56
Pickering	4	4	0	0	0	0	4	4
Scugog	12	15	0	0	0	0	12	15
Uxbridge	30	20	0	0	0	0	30	20
Whitby	38	11	40	0	0	0	78	11
<b>Remainder of Toronto CMA</b>	29	27	0	0	0	0	29	27
Bradford West Gwillimbury	2	4	0	0	0	0	2	4
Town of Mono	2	3	0	0	0	0	2	3
New Tecumseth	15	16	0	0	0	0	15	16
Orangeville	10	4	0	0	0	0	10	4
<b>Toronto CMA</b>	1,251	1,716	144	594	23	172	1,418	2,482
<b>Oshawa CMA</b>	129	106	46	0	0	0	175	106
<b>Greater Toronto Area (GTA)</b>	1,381	1,829	204	594	23	172	1,608	2,600

Source: CMHC (Starts and Completions Survey)

**Table 2.5: Starts by Submarket and by Intended Market**  
**January - December 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
<b>Toronto City</b>	2,682	2,055	5,635	9,172	537	1,499	8,854	12,726
Toronto	587	365	2,869	5,676	52	889	3,508	6,930
East York	52	41	0	87	0	0	52	128
Etobicoke	331	468	423	591	177	346	931	1,405
North York	1,047	560	1,488	2,004	75	0	2,610	2,564
Scarborough	615	573	855	661	0	0	1,470	1,234
York	50	48	0	153	0	264	50	465
<b>York Region</b>	8,025	7,884	3,021	2,051	26	15	11,142	9,950
Aurora	318	383	0	3	0	0	318	386
East Gwillimbury	158	116	0	0	0	0	158	116
Georgina Township	168	234	0	0	0	0	168	234
King Township	21	27	0	0	0	0	21	27
Markham	1,556	2,386	2,281	974	38	15	3,875	3,375
Newmarket	386	406	68	50	50	0	504	456
Richmond Hill	948	1,010	227	408	8	0	1,183	1,418
Vaughan	3,345	2,546	411	610	0	0	3,756	3,156
Whitchurch-Stouffville	1,125	776	34	6	0	0	1,159	782
<b>Peel Region</b>	6,756	5,306	1,114	3,057	28	12	7,898	8,375
Brampton	5,293	3,996	23	118	0	0	5,316	4,114
Caledon	50	86	12	31	25	0	87	117
Mississauga	1,413	1,224	1,079	2,908	3	12	2,495	4,144
<b>Halton Region</b>	3,341	3,542	1,125	539	0	116	4,466	4,197
Burlington	715	704	294	151	0	116	1,009	971
Halton Hills	319	318	0	0	0	0	319	318
Milton	959	1,236	742	11	0	0	1,701	1,247
Oakville	1,348	1,284	89	377	0	0	1,437	1,661
<b>Durham Region</b>	3,381	4,672	343	690	146	1	3,870	5,363
Ajax	1,008	1,870	0	37	0	0	1,008	1,907
Brock	18	21	0	0	0	0	18	21
Clarington	561	571	44	310	0	1	605	882
Oshawa	705	982	46	83	6	0	757	1,065
Pickering	177	120	0	44	0	0	177	164
Scugog	53	78	0	0	0	0	53	78
Uxbridge	180	198	45	0	0	0	225	198
Whitby	679	832	208	216	140	0	1,027	1,048
<b>Remainder of Toronto CMA</b>	508	453	24	48	0	33	532	534
Bradford West Gwillimbury	231	75	0	0	0	0	231	75
Town of Mono	60	36	0	0	0	0	60	36
New Tecumseth	149	296	24	48	0	33	173	377
Orangeville	68	46	0	0	0	0	68	46
<b>Toronto CMA</b>	21,962	20,724	10,670	14,797	661	1,559	33,293	37,080
<b>Oshawa CMA</b>	1,945	2,385	298	609	146	1	2,389	2,995
<b>Greater Toronto Area (GTA)</b>	24,185	23,459	11,238	15,509	807	1,643	36,230	40,611

Source: CMHC (Starts and Completions Survey)



**Table 3: Completions by Submarket and by Dwelling Type**  
**December 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006	% Change
<b>Toronto City</b>	113	52	38	10	150	95	240	424	541	781	-30.7
Toronto	11	12	0	2	17	0	0	354	28	368	-92.4
East York	0	1	0	0	0	0	0	0	0	1	-100.0
Etobicoke	8	3	0	0	0	59	68	270	76	332	-77.1
North York	70	26	0	0	81	0	172	0	323	26	**
Scarborough	21	10	36	8	52	36	0	0	109	54	101.9
York	3	0	2	0	0	0	0	0	5	0	n/a
<b>York Region</b>	477	419	60	106	147	24	168	59	852	608	-40.1
Aurora	26	9	0	0	24	0	0	0	50	9	**
East Gwillimbury	0	1	0	0	9	0	0	0	9	1	**
Georgina Township	9	23	0	0	0	0	0	0	9	23	-60.9
King Township	2	2	0	0	0	0	0	0	2	2	0.0
Markham	101	132	22	38	10	0	168	59	301	229	31.4
Newmarket	19	16	0	4	50	12	0	0	69	32	115.6
Richmond Hill	65	77	2	12	22	4	0	0	89	93	-4.3
Vaughan	175	130	28	42	32	8	0	0	235	180	30.6
Whitchurch-Stouffville	80	29	8	10	0	0	0	0	88	39	125.6
<b>Peel Region</b>	425	336	60	62	203	43	314	367	1,002	808	24.0
Brampton	358	308	40	48	193	24	0	0	591	380	55.5
Caledon	2	2	0	0	0	0	0	0	2	2	0.0
Mississauga	65	26	20	14	10	19	314	367	409	426	-4.0
<b>Halton Region</b>	176	100	24	10	108	99	0	0	308	209	47.4
Burlington	60	35	10	2	30	9	0	0	100	46	117.4
Halton Hills	15	1	0	0	0	0	0	0	15	1	**
Milton	29	24	12	2	54	38	0	0	95	64	48.4
Oakville	72	40	2	6	24	52	0	0	98	98	0.0
<b>Durham Region</b>	164	368	16	28	70	37	0	0	250	433	-42.3
Ajax	14	106	14	26	31	18	0	0	59	150	-60.7
Brock	0	2	0	0	0	0	0	0	0	2	-100.0
Clarington	29	36	0	0	10	6	0	0	39	42	-7.1
Oshawa	61	77	2	0	5	13	0	0	68	90	-24.4
Pickering	12	8	0	0	18	0	0	0	30	8	**
Scugog	17	85	0	0	0	0	0	0	17	85	-80.0
Uxbridge	6	4	0	0	0	0	0	0	6	4	50.0
Whitby	25	50	0	2	6	0	0	0	31	52	-40.4
<b>Remainder of Toronto CMA</b>	56	40	0	0	18	7	0	0	74	47	57.4
Bradford West Gwillimbury	39	16	0	0	0	0	0	0	39	16	143.8
Town of Mono	5	3	0	0	0	0	0	0	5	3	66.7
New Tecumseth	9	18	0	0	18	7	0	0	27	25	8.0
Orangeville	3	3	0	0	0	0	0	0	3	3	0.0
<b>Toronto CMA</b>	1,219	1,030	186	212	645	277	722	1,050	2,772	2,569	7.9
<b>Oshawa CMA</b>	115	163	2	2	21	19	0	0	138	184	-25.0
<b>Greater Toronto Area (GTA)</b>	1,355	1,275	198	216	678	298	722	1,050	2,953	2,839	4.0

Source: CMHC (Starts and Completions Survey)

**Table 3.1: Completions by Submarket and by Dwelling Type  
January - December 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
<b>Toronto City</b>	1,085	1,148	142	221	552	1,027	5,007	10,024	6,786	12,420	-45.4
Toronto	129	125	12	39	154	166	3,011	4,950	3,306	5,280	-37.4
East York	24	29	2	0	0	12	66	14	92	55	67.3
Etobicoke	127	129	62	28	73	189	538	1,320	800	1,666	-52.0
North York	494	459	10	24	112	182	956	2,126	1,572	2,791	-43.7
Scarborough	279	392	40	116	213	478	247	1,398	779	2,384	-67.3
York	32	14	16	14	0	0	189	216	237	244	-2.9
<b>York Region</b>	5,458	5,981	1,152	1,108	1,807	1,660	2,085	1,413	10,502	10,162	3.3
Aurora	148	95	0	0	213	13	0	0	361	108	**
East Gwillimbury	69	71	0	0	85	0	0	0	154	71	116.9
Georgina Township	116	284	0	6	0	0	0	0	116	290	-60.0
King Township	18	31	0	0	0	0	0	65	18	96	-81.3
Markham	958	1,939	284	464	494	686	892	661	2,628	3,750	-29.9
Newmarket	171	343	82	196	89	141	0	0	342	680	-49.7
Richmond Hill	789	1,452	92	192	333	514	408	510	1,622	2,668	-39.2
Vaughan	2,314	1,227	484	208	593	188	785	177	4,176	1,800	132.0
Whitchurch-Stouffville	875	539	210	42	0	118	0	0	1,085	699	55.2
<b>Peel Region</b>	4,061	3,989	1,044	1,226	1,308	1,621	1,000	2,912	7,413	9,740	-24.0
Brampton	3,277	3,304	760	830	589	490	0	49	4,626	4,673	-1.0
Caledon	71	63	24	24	13	8	0	0	108	95	13.7
Mississauga	713	622	260	372	706	1,123	1,000	2,863	2,679	4,980	-46.2
<b>Halton Region</b>	2,260	2,249	280	432	1,434	1,068	375	514	4,349	4,263	2.0
Burlington	411	364	32	146	440	344	312	440	1,195	1,294	-7.7
Halton Hills	190	376	0	56	88	67	0	0	278	499	-44.3
Milton	849	687	204	218	431	199	48	51	1,532	1,155	32.6
Oakville	810	822	44	12	475	458	15	23	1,344	1,315	2.2
<b>Durham Region</b>	1,223	3,602	144	304	867	861	451	304	4,685	5,071	-7.6
Ajax	1,008	1,131	114	278	514	444	0	0	1,636	1,853	-11.7
Brock	18	16	0	0	0	0	0	1	18	17	5.9
Clarington	522	522	2	2	75	46	234	0	833	570	46.1
Oshawa	787	748	2	4	103	84	0	4	892	840	6.2
Pickering	101	102	16	6	49	108	2	0	168	216	-22.2
Scugog	79	176	0	0	0	0	0	0	79	176	-55.1
Uxbridge	176	127	2	0	8	40	0	59	186	226	-17.7
Whitby	532	780	8	14	118	139	215	240	873	1,173	-25.6
<b>Remainder of Toronto CMA</b>	344	416	12	10	78	101	78	0	512	527	-2.8
Bradford West Gwillimbury	145	78	0	0	0	0	45	0	190	78	143.6
Town of Mono	30	45	0	0	0	0	0	0	30	45	-33.3
New Tecumseth	115	253	12	10	68	91	33	0	228	354	-35.6
Orangeville	54	40	0	0	10	10	0	0	64	50	28.0
<b>Toronto CMA</b>	14,082	14,779	2,730	3,135	5,310	5,725	8,235	14,482	30,357	38,121	-20.4
<b>Oshawa CMA</b>	1,841	2,050	12	20	296	269	449	244	2,598	2,583	0.6
<b>Greater Toronto Area (GTA)</b>	16,007	16,969	2,762	3,291	5,968	6,237	8,918	15,167	33,735	41,664	-19.0

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market  
December 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006
<b>Toronto City</b>	150	95	0	0	172	624	68	0
Toronto	17	0	0	0	0	354	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	59	0	0	0	270	68	0
North York	81	0	0	0	172	0	0	0
Scarborough	52	36	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
<b>York Region</b>	147	24	0	0	164	48	4	11
Aurora	24	0	0	0	0	0	0	0
East Gwillimbury	9	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	10	0	0	0	164	48	4	11
Newmarket	50	12	0	0	0	0	0	0
Richmond Hill	22	4	0	0	0	0	0	0
Vaughan	32	8	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
<b>Peel Region</b>	203	43	0	0	314	367	0	0
Brampton	193	24	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	10	19	0	0	314	367	0	0
<b>Halton Region</b>	108	99	0	0	0	0	0	0
Burlington	30	9	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	54	38	0	0	0	0	0	0
Oakville	24	52	0	0	0	0	0	0
<b>Durham Region</b>	70	37	0	0	0	0	0	0
Ajax	31	18	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	10	6	0	0	0	0	0	0
Oshawa	5	13	0	0	0	0	0	0
Pickering	18	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	6	0	0	0	0	0	0	0
<b>Remainder of Toronto CMA</b>	18	7	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	18	7	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
<b>Toronto CMA</b>	645	277	0	0	650	1,039	72	11
<b>Oshawa CMA</b>	21	19	0	0	0	0	0	0
<b>Greater Toronto Area (GTA)</b>	678	298	0	0	650	1,039	72	11

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - December 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
<b>Toronto City</b>	552	995	0	32	4,435	9,172	572	852
Toronto	154	158	0	8	2,810	4,471	201	479
East York	0	12	0	0	45	0	21	14
Etobicoke	73	165	0	24	192	1,320	346	0
North York	112	182	0	0	952	1,767	4	359
Scarborough	213	478	0	0	247	1,398	0	0
York	0	0	0	0	189	216	0	0
<b>York Region</b>	1,807	1,660	0	0	2,020	1,366	65	47
Aurora	213	13	0	0	0	0	0	0
East Gwillimbury	85	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	65	0	0
Markham	494	686	0	0	887	646	5	15
Newmarket	89	141	0	0	0	0	0	0
Richmond Hill	333	514	0	0	408	510	0	0
Vaughan	593	188	0	0	725	145	60	32
Whitchurch-Stouffville	0	118	0	0	0	0	0	0
<b>Peel Region</b>	1,300	1,621	0	0	965	2,912	35	0
Brampton	589	490	0	0	0	49	0	0
Caledon	13	8	0	0	0	0	0	0
Mississauga	706	1,123	0	0	965	2,863	35	0
<b>Halton Region</b>	1,410	1,049	24	19	267	356	108	158
Burlington	416	325	24	19	204	282	108	158
Halton Hills	88	67	0	0	0	0	0	0
Milton	431	199	0	0	48	51	0	0
Oakville	475	458	0	0	15	23	0	0
<b>Durham Region</b>	867	845	0	16	451	300	0	4
Ajax	514	444	0	0	0	0	0	0
Brock	0	0	0	0	0	1	0	0
Clarington	75	46	0	0	234	0	0	0
Oshawa	103	84	0	0	0	0	0	4
Pickering	49	108	0	0	2	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	8	40	0	0	0	59	0	0
Whitby	118	123	0	16	215	240	0	0
<b>Remainder of Toronto CMA</b>	78	101	0	0	45	0	33	0
Bradford West Gwillimbury	0	0	0	0	45	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	68	91	0	0	0	0	33	0
Orangeville	10	10	0	0	0	0	0	0
<b>Toronto CMA</b>	5,310	5,693	0	32	7,530	13,583	705	899
<b>Oshawa CMA</b>	296	253	0	16	449	240	0	4
<b>Greater Toronto Area (GTA)</b>	5,944	6,170	24	67	8,139	14,106	780	1,061

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market**  
**December 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006	Dec 2007	Dec 2006
<b>Toronto City</b>	237	132	236	649	68	0	541	781
Toronto	28	14	0	354	0	0	28	368
East York	0	1	0	0	0	0	0	1
Etobicoke	8	62	0	270	68	0	76	332
North York	87	26	236	0	0	0	323	26
Scarborough	109	29	0	25	0	0	109	54
York	5	0	0	0	0	0	5	0
<b>York Region</b>	675	548	173	49	4	11	852	608
Aurora	50	8	0	1	0	0	50	9
East Gwillimbury	9	1	0	0	0	0	9	1
Georgina Township	9	23	0	0	0	0	9	23
King Township	2	2	0	0	0	0	2	2
Markham	133	170	164	48	4	11	301	229
Newmarket	60	32	9	0	0	0	69	32
Richmond Hill	89	93	0	0	0	0	89	93
Vaughan	235	180	0	0	0	0	235	180
Whitchurch-Stouffville	88	39	0	0	0	0	88	39
<b>Peel Region</b>	678	420	324	388	0	0	1,002	808
Brampton	591	372	0	8	0	0	591	380
Caledon	2	2	0	0	0	0	2	2
Mississauga	85	46	324	380	0	0	409	426
<b>Halton Region</b>	240	186	68	23	0	0	308	209
Burlington	86	37	14	9	0	0	100	46
Halton Hills	15	1	0	0	0	0	15	1
Milton	41	64	54	0	0	0	95	64
Oakville	98	84	0	14	0	0	98	98
<b>Durham Region</b>	235	427	15	6	0	0	250	433
Ajax	59	150	0	0	0	0	59	150
Brock	0	2	0	0	0	0	0	2
Clarington	29	42	10	0	0	0	39	42
Oshawa	63	84	5	6	0	0	68	90
Pickering	30	8	0	0	0	0	30	8
Scugog	17	85	0	0	0	0	17	85
Uxbridge	6	4	0	0	0	0	6	4
Whitby	31	52	0	0	0	0	31	52
<b>Remainder of Toronto CMA</b>	74	47	0	0	0	0	74	47
Bradford West Gwillimbury	39	16	0	0	0	0	39	16
Town of Mono	5	3	0	0	0	0	5	3
New Tecumseth	27	25	0	0	0	0	27	25
Orangeville	3	3	0	0	0	0	3	3
<b>Toronto CMA</b>	1,913	1,458	787	1,100	72	11	2,772	2,569
<b>Oshawa CMA</b>	123	178	15	6	0	0	138	184
<b>Greater Toronto Area (GTA)</b>	2,065	1,713	816	1,115	72	11	2,953	2,839

Source: CMHC (Starts and Completions Survey)



**Table 3.5: Completions by Submarket and by Intended Market**  
**January - December 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
<b>Toronto City</b>	1,524	2,103	4,690	9,433	572	884	6,786	12,420
Toronto	176	324	2,929	4,469	201	487	3,306	5,280
East York	26	41	45	0	21	14	92	55
Etobicoke	262	322	192	1,320	346	24	800	1,666
North York	530	564	1,038	1,868	4	359	1,572	2,791
Scarborough	482	824	297	1,560	0	0	779	2,384
York	48	28	189	216	0	0	237	244
<b>York Region</b>	8,132	8,339	2,305	1,776	65	47	10,502	10,162
Aurora	357	96	4	12	0	0	361	108
East Gwillimbury	154	71	0	0	0	0	154	71
Georgina Township	116	290	0	0	0	0	116	290
King Township	18	31	0	65	0	0	18	96
Markham	1,624	2,763	999	972	5	15	2,628	3,750
Newmarket	275	663	67	17	0	0	342	680
Richmond Hill	1,201	2,112	421	556	0	0	1,622	2,668
Vaughan	3,302	1,614	814	154	60	32	4,176	1,800
Whitchurch-Stouffville	1,085	699	0	0	0	0	1,085	699
<b>Peel Region</b>	5,956	5,926	1,422	3,822	35	0	7,413	9,748
Brampton	4,585	4,424	41	249	0	0	4,626	4,673
Caledon	91	67	17	28	0	0	108	95
Mississauga	1,280	1,435	1,364	3,545	35	0	2,679	4,980
<b>Halton Region</b>	3,314	3,516	891	570	144	177	4,349	4,263
Burlington	638	690	413	427	144	177	1,195	1,294
Halton Hills	278	481	0	18	0	0	278	499
Milton	1,178	1,104	354	51	0	0	1,532	1,155
Oakville	1,220	1,241	124	74	0	0	1,344	1,315
<b>Durham Region</b>	4,069	4,440	615	611	1	20	4,685	5,071
Ajax	1,608	1,663	28	190	0	0	1,636	1,853
Brock	18	17	0	0	0	0	18	17
Clarington	549	570	283	0	1	0	833	570
Oshawa	834	815	58	21	0	4	892	840
Pickering	137	115	31	101	0	0	168	216
Scugog	79	176	0	0	0	0	79	176
Uxbridge	186	167	0	59	0	0	186	226
Whitby	658	917	215	240	0	16	873	1,173
<b>Remainder of Toronto CMA</b>	406	490	73	37	33	0	512	527
Bradford West Gwillimbury	145	78	45	0	0	0	190	78
Town of Mono	30	45	0	0	0	0	30	45
New Tecumseth	167	317	28	37	33	0	228	354
Orangeville	64	50	0	0	0	0	64	50
<b>Toronto CMA</b>	20,625	21,629	9,027	15,561	705	931	30,357	38,121
<b>Oshawa CMA</b>	2,041	2,302	556	261	1	20	2,598	2,583
<b>Greater Toronto Area (GTA)</b>	22,995	24,324	9,923	16,212	817	1,128	33,735	41,664

Source: CMHC (Starts and Completions Survey)



**Table 4: Absorbed Single-Detached Units by Price Range**  
**December 2007**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
December 2007	0	0.0	4	4.3	2	2.1	32	34.0	56	59.6	94	619,900	804,815
December 2006	0	0.0	1	1.4	2	2.9	1	1.4	66	94.3	70	1,198,500	1,251,851
Year-to-date 2007	1	0.1	59	5.5	89	8.3	133	12.5	785	73.6	1,067	803,000	919,300
Year-to-date 2006	26	2.3	137	12.1	158	14.0	59	5.2	750	66.4	1,130	799,000	890,223
Toronto													
December 2007	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
December 2006	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	1,399,000	1,569,454
Year-to-date 2007	0	0.0	0	0.0	1	0.8	3	2.4	122	96.8	126	1,099,000	1,180,831
Year-to-date 2006	0	0.0	1	0.8	1	0.8	2	1.6	120	96.8	124	924,500	1,213,478
East York													
December 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
December 2006	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2007	0	0.0	2	5.7	1	2.9	4	11.4	28	80.0	35	1,000,000	1,046,729
Year-to-date 2006	0	0.0	3	8.1	1	2.7	1	2.7	32	86.5	37	859,000	909,303
Etobicoke													
December 2007	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
December 2006	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2007	0	0.0	3	2.2	1	0.7	23	16.7	111	80.4	138	825,000	887,303
Year-to-date 2006	1	0.9	0	0.0	2	1.8	4	3.5	107	93.9	114	899,000	941,082
North York													
December 2007	0	0.0	0	0.0	0	0.0	26	44.8	32	55.2	58	687,210	795,990
December 2006	0	0.0	0	0.0	0	0.0	1	2.7	36	97.3	37	1,399,000	1,422,973
Year-to-date 2007	0	0.0	0	0.0	3	0.6	26	5.6	438	93.8	467	999,000	1,137,696
Year-to-date 2006	0	0.0	0	0.0	2	0.4	8	1.8	437	97.8	447	1,099,000	1,234,535
Scarborough													
December 2007	0	0.0	4	19.0	2	9.5	5	23.8	10	47.6	21	486,900	548,199
December 2006	0	0.0	1	9.1	2	18.2	0	0.0	8	72.7	11	573,990	592,149
Year-to-date 2007	1	0.4	54	19.6	83	30.1	73	26.4	65	23.6	276	404,945	449,287
Year-to-date 2006	25	6.3	131	33.2	152	38.5	38	9.6	49	12.4	395	376,990	389,105
York													
December 2007	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
December 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	4	16.0	21	84.0	25	600,000	708,720
Year-to-date 2006	0	0.0	2	15.4	0	0.0	6	46.2	5	38.5	13	459,000	693,769

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**December 2007**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
December 2007	1	0.2	4	0.8	35	7.3	234	49.0	204	42.7	478	472,990	516,186
December 2006	14	3.4	22	5.3	74	17.9	170	41.2	133	32.2	413	469,990	475,397
Year-to-date 2007	89	1.6	155	2.8	615	11.3	2,373	43.6	2,207	40.6	5,439	481,990	509,745
Year-to-date 2006	318	5.3	607	10.2	1,188	19.9	2,522	42.3	1,324	22.2	5,959	433,900	449,706
Aurora													
December 2007	0	0.0	0	0.0	0	0.0	18	69.2	8	30.8	26	469,990	480,651
December 2006	0	0.0	0	0.0	0	0.0	2	25.0	6	75.0	8	--	--
Year-to-date 2007	0	0.0	2	1.4	6	4.1	59	40.1	80	54.4	147	500,990	557,647
Year-to-date 2006	0	0.0	0	0.0	3	3.2	65	69.9	25	26.9	93	484,990	557,851
East Gwillimbury													
December 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2006	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2007	20	29.0	18	26.1	2	2.9	4	5.8	25	36.2	69	343,990	475,722
Year-to-date 2006	28	38.4	24	32.9	0	0.0	6	8.2	15	20.5	73	311,900	411,922
Georgina Township													
December 2007	1	11.1	2	22.2	3	33.3	1	11.1	2	22.2	9	--	--
December 2006	13	56.5	5	21.7	0	0.0	1	4.3	4	17.4	23	289,900	337,922
Year-to-date 2007	60	51.7	21	18.1	8	6.9	8	6.9	19	16.4	116	299,900	379,111
Year-to-date 2006	238	84.1	12	4.2	8	2.8	10	3.5	15	5.3	283	249,900	283,330
King Township													
December 2007	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
December 2006	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	1	5.6	17	94.4	18	770,000	833,833
Year-to-date 2006	0	0.0	1	3.7	0	0.0	2	7.4	24	88.9	27	780,000	863,370
Markham													
December 2007	0	0.0	0	0.0	7	6.9	58	57.4	36	35.6	101	453,990	488,434
December 2006	0	0.0	10	7.6	41	31.1	80	60.6	1	0.8	132	417,990	423,121
Year-to-date 2007	2	0.2	70	7.3	162	16.9	451	47.1	273	28.5	958	446,990	462,911
Year-to-date 2006	7	0.4	390	20.1	516	26.6	817	42.1	211	10.9	1,941	405,990	419,549
Newmarket													
December 2007	0	0.0	2	10.0	8	40.0	7	35.0	3	15.0	20	402,400	424,280
December 2006	1	6.3	6	37.5	8	50.0	1	6.3	0	0.0	16	359,900	350,150
Year-to-date 2007	2	1.2	21	12.7	49	29.5	37	22.3	57	34.3	166	448,495	463,530
Year-to-date 2006	41	12.0	142	41.5	142	41.5	12	3.5	5	1.5	342	344,900	348,568
Richmond Hill													
December 2007	0	0.0	0	0.0	0	0.0	28	43.1	37	56.9	65	520,000	638,623
December 2006	0	0.0	0	0.0	2	2.6	29	37.7	46	59.7	77	511,990	522,905
Year-to-date 2007	1	0.1	1	0.1	28	3.6	339	43.0	419	53.2	788	506,740	546,515
Year-to-date 2006	0	0.0	13	0.9	227	15.7	786	54.2	423	29.2	1,449	459,990	475,198
Vaughan													
December 2007	0	0.0	0	0.0	8	4.6	54	30.9	113	64.6	175	534,990	550,750
December 2006	0	0.0	0	0.0	11	8.8	43	34.4	71	56.8	125	508,000	524,500
Year-to-date 2007	2	0.1	1	0.0	215	9.4	846	36.8	1,232	53.7	2,296	507,000	546,768
Year-to-date 2006	2	0.2	15	1.2	177	14.7	459	38.0	555	45.9	1,208	491,990	519,128
Whitchurch-Stouffville													
December 2007	0	0.0	0	0.0	9	11.3	67	83.8	4	5.0	80	402,600	416,294
December 2006	0	0.0	1	3.4	12	41.4	13	44.8	3	10.3	29	402,000	446,459
Year-to-date 2007	2	0.2	21	2.4	145	16.5	628	71.3	85	9.6	881	423,160	445,257
Year-to-date 2006	2	0.4	10	1.8	115	21.2	365	67.2	51	9.4	543	436,000	451,436

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**December 2007**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
December 2007	9	2.3	71	17.8	125	31.3	105	26.3	89	22.3	399	397,990	469,116
December 2006	6	2.3	51	19.8	89	34.6	88	34.2	23	8.9	257	392,990	404,910
Year-to-date 2007	82	2.0	792	19.6	1,175	29.1	1,212	30.0	780	19.3	4,041	398,990	438,004
Year-to-date 2006	167	4.2	1,018	25.6	1,407	35.4	1,042	26.2	342	8.6	3,976	378,990	401,144
Brampton													
December 2007	9	2.7	71	21.3	124	37.1	99	29.6	31	9.3	334	386,945	402,332
December 2006	6	2.6	51	21.9	85	36.5	80	34.3	11	4.7	233	388,990	391,574
Year-to-date 2007	79	2.4	790	24.3	1,167	35.9	900	27.6	319	9.8	3,255	381,900	399,021
Year-to-date 2006	164	5.0	1,015	31.1	1,280	39.2	673	20.6	136	4.2	3,268	366,000	375,675
Caledon													
December 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
December 2006	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Year-to-date 2007	3	4.3	2	2.9	2	2.9	10	14.3	53	75.7	70	650,000	787,583
Year-to-date 2006	3	4.3	1	1.4	8	11.6	17	24.6	40	58.0	69	525,000	603,090
Mississauga													
December 2007	0	0.0	0	0.0	1	1.6	6	9.5	56	88.9	63	699,900	794,422
December 2006	0	0.0	0	0.0	3	13.6	8	36.4	11	50.0	22	504,900	535,014
Year-to-date 2007	0	0.0	0	0.0	6	0.8	302	42.2	408	57.0	716	510,900	581,048
Year-to-date 2006	0	0.0	2	0.3	119	18.6	352	55.1	166	26.0	639	449,990	509,593
Halton Region													
December 2007	0	0.0	9	5.0	59	32.8	45	25.0	67	37.2	180	439,445	572,114
December 2006	2	1.9	45	42.1	10	9.3	13	12.1	37	34.6	107	395,900	486,634
Year-to-date 2007	37	1.6	249	11.0	654	28.8	558	24.6	773	34.0	2,271	420,900	528,162
Year-to-date 2006	128	5.6	515	22.4	573	25.0	453	19.7	625	27.2	2,294	397,990	499,447
Burlington													
December 2007	0	0.0	1	1.6	32	51.6	23	37.1	6	9.7	62	393,995	433,235
December 2006	2	5.6	32	88.9	0	0.0	2	5.6	0	0.0	36	315,000	322,749
Year-to-date 2007	22	5.3	99	24.0	153	37.1	86	20.9	52	12.6	412	378,999	438,298
Year-to-date 2006	35	9.6	99	27.1	113	31.0	36	9.9	82	22.5	365	369,990	498,963
Halton Hills													
December 2007	0	0.0	0	0.0	10	71.4	4	28.6	0	0.0	14	394,445	389,049
December 2006	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2007	1	0.5	5	2.7	69	36.7	96	51.1	17	9.0	188	410,900	441,208
Year-to-date 2006	25	6.5	99	25.8	167	43.6	67	17.5	25	6.5	383	370,990	388,408
Milton													
December 2007	0	0.0	8	26.7	17	56.7	4	13.3	1	3.3	30	380,900	395,600
December 2006	0	0.0	13	48.1	10	37.0	4	14.8	0	0.0	27	365,900	366,806
Year-to-date 2007	12	1.4	142	16.4	428	49.5	269	31.1	13	1.5	864	389,900	395,072
Year-to-date 2006	51	7.5	304	44.8	197	29.0	115	16.9	12	1.8	679	349,990	363,257
Oakville													
December 2007	0	0.0	0	0.0	0	0.0	14	18.9	60	81.1	74	589,990	794,666
December 2006	0	0.0	0	0.0	0	0.0	7	16.7	35	83.3	42	553,495	681,287
Year-to-date 2007	2	0.2	3	0.4	4	0.5	107	13.3	691	85.6	807	594,990	736,788
Year-to-date 2006	17	2.0	13	1.5	96	11.1	235	27.1	506	58.4	867	530,990	655,362

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**December 2007**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$149,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
December 2007	54	35.5	31	20.4	21	13.8	24	15.8	22	14.5	152	338,290	374,033
December 2006	89	32.2	49	17.8	41	14.9	73	26.4	24	8.7	276	350,945	364,234
Year-to-date 2007	1,007	32.2	621	19.9	442	14.1	693	22.2	362	11.6	3,125	346,600	370,001
Year-to-date 2006	1,288	38.1	751	22.2	528	15.6	589	17.4	225	6.7	3,381	326,990	345,900
Ajax													
December 2007	4	23.5	0	0.0	1	5.9	4	23.5	8	47.1	17	491,100	443,753
December 2006	8	7.5	13	12.3	19	17.9	55	51.9	11	10.4	106	414,400	412,490
Year-to-date 2007	87	8.6	99	9.8	143	14.1	432	42.6	252	24.9	1,013	439,900	440,897
Year-to-date 2006	276	24.1	209	18.3	196	17.1	357	31.2	107	9.3	1,145	377,700	374,217
Brock													
December 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
December 2007	16	51.6	8	25.8	2	6.5	2	6.5	3	9.7	31	299,900	325,805
December 2006	26	70.3	5	13.5	3	8.1	1	2.7	2	5.4	37	286,990	300,049
Year-to-date 2007	262	50.5	142	27.4	45	8.7	51	9.8	19	3.7	519	299,990	316,621
Year-to-date 2006	344	67.6	79	15.5	29	5.7	35	6.9	22	4.3	509	274,990	296,746
Oshawa													
December 2007	24	38.7	15	24.2	13	21.0	9	14.5	1	1.6	62	331,900	333,167
December 2006	28	39.4	15	21.1	15	21.1	9	12.7	4	5.6	71	324,900	338,150
Year-to-date 2007	393	50.0	212	27.0	125	15.9	47	6.0	9	1.1	786	300,945	311,654
Year-to-date 2006	290	40.2	186	25.8	143	19.8	81	11.2	21	2.9	721	316,990	329,874
Pickering													
December 2007	0	0.0	0	0.0	1	9.1	1	9.1	9	81.8	11	601,100	686,400
December 2006	0	0.0	0	0.0	0	0.0	2	25.0	6	75.0	8	--	--
Year-to-date 2007	0	0.0	12	12.5	20	20.8	21	21.9	43	44.8	96	498,800	513,347
Year-to-date 2006	1	1.0	22	21.6	17	16.7	34	33.3	28	27.5	102	436,600	445,414
Scugog													
December 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
December 2007	1	16.7	3	50.0	0	0.0	1	16.7	1	16.7	6	--	--
December 2006	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2007	67	38.5	24	13.8	16	9.2	49	28.2	18	10.3	174	339,350	373,921
Year-to-date 2006	65	50.8	25	19.5	10	7.8	13	10.2	15	11.7	128	299,350	361,445
Whitby													
December 2007	9	36.0	5	20.0	4	16.0	7	28.0	0	0.0	25	338,990	347,662
December 2006	25	50.0	14	28.0	4	8.0	6	12.0	1	2.0	50	302,490	325,656
Year-to-date 2007	198	36.9	132	24.6	93	17.3	93	17.3	21	3.9	537	337,990	346,262
Year-to-date 2006	312	40.2	230	29.6	133	17.1	69	8.9	32	4.1	776	314,900	335,605

Source: CMHC (Market Absorption Survey)



Table 4: Absorbed Single-Detached Units by Price Range

December 2007

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
December 2007	10	17.9	27	48.2	10	17.9	3	5.4	6	10.7	56	326,900	370,574
December 2006	23	59.0	6	15.4	1	2.6	5	12.8	4	10.3	39	290,100	322,794
Year-to-date 2007	140	41.3	114	33.6	35	10.3	15	4.4	35	10.3	339	314,900	370,947
Year-to-date 2006	271	65.5	69	16.7	12	2.9	26	6.3	36	8.7	414	279,945	308,690
Bradford West Gwillimbury													
December 2007	0	0.0	26	66.7	10	25.6	2	5.1	1	2.6	39	329,990	361,070
December 2006	9	56.3	2	12.5	1	6.3	1	6.3	3	18.8	16	299,900	353,675
Year-to-date 2007	31	21.4	65	44.8	28	19.3	10	6.9	11	7.6	145	329,990	373,940
Year-to-date 2006	40	48.8	20	24.4	2	2.4	3	3.7	17	20.7	82	301,450	361,312
Town of Mono													
December 2007	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
December 2006	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
Year-to-date 2007	1	4.2	0	0.0	1	4.2	2	8.3	20	83.3	24	570,850	858,142
Year-to-date 2006	2	4.7	2	4.7	5	11.6	19	44.2	15	34.9	43	435,000	452,056
New Tecumseth													
December 2007	8	88.9	0	0.0	0	0.0	1	11.1	0	0.0	9	--	--
December 2006	14	77.8	4	22.2	0	0.0	0	0.0	0	0.0	18	249,400	260,854
Year-to-date 2007	91	78.4	18	15.5	0	0.0	3	2.6	4	3.4	116	279,900	291,324
Year-to-date 2006	207	82.1	36	14.3	2	0.8	3	1.2	4	1.6	252	249,900	268,793
Orangeville													
December 2007	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	--	--
December 2006	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2007	17	31.5	31	57.4	6	11.1	0	0.0	0	0.0	54	314,900	317,422
Year-to-date 2006	22	59.5	11	29.7	3	8.1	1	2.7	0	0.0	37	289,900	297,186
Toronto CMA													
December 2007	25	2.1	117	9.9	201	17.0	402	34.1	434	36.8	1,179	445,990	529,130
December 2006	53	5.5	108	11.2	195	20.1	332	34.3	280	28.9	968	433,900	506,411
Year-to-date 2007	481	3.4	1,405	10.0	2,594	18.5	4,707	33.6	4,841	34.5	14,028	446,990	515,325
Year-to-date 2006	1,217	8.2	2,503	16.9	3,448	23.3	4,470	30.2	3,145	21.3	14,783	403,990	466,230
Oshawa CMA													
December 2007	49	41.5	28	23.7	19	16.1	18	15.3	4	3.4	118	318,445	334,304
December 2006	79	50.0	34	21.5	22	13.9	16	10.1	7	4.4	158	299,995	325,274
Year-to-date 2007	853	46.3	486	26.4	263	14.3	191	10.4	49	2.7	1,842	307,990	323,146
Year-to-date 2006	946	47.2	495	24.7	305	15.2	185	9.2	75	3.7	2,006	305,990	323,685
Greater Toronto Area													
December 2007	64	4.9	119	9.1	242	18.6	440	33.8	438	33.6	1,303	437,990	513,738
December 2006	111	9.9	168	15.0	216	19.2	345	30.7	283	25.2	1,123	412,990	481,415
Year-to-date 2007	1,216	7.6	1,876	11.8	2,975	18.7	4,969	31.2	4,907	30.8	15,943	429,900	494,211
Year-to-date 2006	1,927	11.5	3,028	18.1	3,854	23.0	4,665	27.9	3,266	19.5	16,740	396,600	453,759

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units**  
**December 2007**

Submarket	Dec 2007	Dec 2006	% Change	YTD 2007	YTD 2006	% Change
<b>Toronto City</b>	804,815	1,251,851	35.7	919,300	890,223	3.3
Toronto	--	1,569,454	n/a	1,180,831	1,213,478	-2.7
East York	--	--	n/a	1,046,729	909,303	15.1
Etobicoke	--	--	n/a	887,303	941,082	-5.7
North York	795,990	1,422,973	-44.1	1,137,696	1,234,535	-7.8
Scarborough	548,199	592,149	-7.4	449,287	389,105	15.5
York	--	--	n/a	708,720	693,769	2.2
<b>York Region</b>	516,186	475,397	8.6	509,745	449,706	13.4
Aurora	480,651	--	n/a	557,647	557,851	0.0
East Gwillimbury	--	--	n/a	475,722	411,922	15.5
Georgina Township	--	337,922	n/a	379,111	283,330	33.8
King Township	--	--	n/a	833,833	863,370	-3.4
Markham	488,434	423,121	15.4	462,911	419,549	10.3
Newmarket	424,280	350,150	21.2	463,530	348,568	33.0
Richmond Hill	638,623	522,905	22.1	546,515	475,198	15.0
Vaughan	550,750	524,500	5.0	546,768	519,128	5.3
Whitchurch-Stouffville	416,294	446,459	-6.8	445,257	451,436	-1.4
<b>Peel Region</b>	469,116	404,910	15.9	438,004	401,144	9.2
Brampton	402,332	391,574	2.7	399,021	375,675	6.2
Caledon	--	--	n/a	787,583	603,090	30.6
Mississauga	794,422	535,014	48.5	581,048	509,593	14.0
<b>Halton Region</b>	572,114	486,634	17.6	528,162	499,447	5.7
Burlington	433,235	322,749	34.2	438,298	498,963	-12.2
Halton Hills	389,049	--	n/a	441,208	388,408	13.6
Milton	395,600	366,806	7.8	395,072	363,257	8.8
Oakville	794,666	681,287	16.6	736,788	655,362	12.4
<b>Durham Region</b>	374,033	364,234	2.7	370,001	345,900	7.0
Ajax	443,753	412,490	7.6	440,897	374,217	17.8
Brock	--	--	n/a	--	--	n/a
Clarington	325,805	300,049	8.6	316,621	296,746	6.7
Oshawa	333,167	338,150	-1.5	311,654	329,874	-5.5
Pickering	686,400	--	n/a	513,347	445,414	15.3
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	373,921	361,445	3.5
Whitby	347,662	325,656	6.8	346,262	335,605	3.2
<b>Remainder of Toronto CMA</b>	370,574	322,794	14.8	370,947	308,690	20.2
Bradford West Gwillimbury	361,070	353,675	2.1	373,940	361,312	3.5
Town of Mono	--	--	n/a	858,142	452,056	89.8
New Tecumseth	--	260,854	n/a	291,324	268,793	8.4
Orangeville	--	--	n/a	317,422	297,186	6.8
<b>Toronto CMA</b>	529,130	506,411	4.5	515,325	466,230	10.5
<b>Oshawa CMA</b>	334,304	325,274	2.8	323,146	323,685	-0.2
<b>Greater Toronto Area (GTA)</b>	513,738	481,415	6.7	494,211	453,759	8.9

Source: CMHC (Market Absorption Survey)



**Table 5a: MLS® Residential Activity for Toronto**  
**December 2007**

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to- New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) SA
2006	January	4,586	10.4	7,304	12,092	13,257	55.1	332,670	2.9	342,384
	February	6,756	9.5	7,359	12,869	13,538	54.4	353,928	5.9	352,247
	March	8,707	10.2	7,198	16,457	13,297	54.1	353,134	6.8	356,258
	April	8,361	-5.4	7,030	15,419	13,217	53.2	366,683	7.2	352,186
	May	9,434	2.4	6,944	17,685	13,162	52.8	365,537	5.5	351,671
	June	8,730	-4.6	6,717	14,980	13,029	51.6	358,035	3.8	353,073
	July	7,086	-3.9	6,960	12,566	13,355	52.1	341,959	4.9	352,850
	August	6,976	-6.7	6,866	12,534	13,213	52.0	338,192	4.6	355,545
	September	6,621	-9.6	6,986	15,326	13,544	51.6	349,149	3.2	347,726
	October	6,876	-4.2	7,043	13,116	13,292	53.0	356,423	4.1	355,391
	November	6,262	-5.8	6,903	10,179	12,902	53.5	355,463	4.2	359,644
	December	4,447	4.5	7,532	4,874	12,291	61.3	336,217	2.9	350,333
2007	January	5,173	12.8	7,947	12,570	13,132	60.5	353,724	6.3	360,938
	February	6,772	0.2	7,434	11,880	12,560	59.2	368,687	4.2	363,480
	March	8,518	-2.2	7,358	15,218	12,685	58.0	365,285	3.4	367,878
	April	9,452	13.0	7,908	15,793	13,091	60.4	379,025	3.4	362,605
	May	11,106	17.7	8,053	17,419	12,990	62.0	382,689	4.7	368,876
	June	10,451	19.7	8,280	14,655	12,927	64.1	381,963	6.7	370,628
	July	8,912	25.8	8,504	12,600	13,035	65.2	366,012	7.0	376,428
	August	8,057	15.5	7,896	12,109	12,543	63.0	361,898	7.0	376,668
	September	6,866	3.7	7,651	13,653	12,697	60.3	380,132	8.9	379,086
	October	7,918	15.2	7,886	13,370	12,879	61.2	394,583	10.7	389,136
	November	7,293	16.5	8,117	10,689	13,386	60.6	393,543	10.7	395,908
	December	4,646	4.5	8,130	5,137	13,168	61.7	394,931	17.5	410,507
	Q4 2006	17,585	-2.7		28,169			350,971	3.7	
	Q4 2007	19,857	12.9		29,196			394,283	12.3	
	YTD 2006	84,842	-1.0		158,097			352,388	4.8	
	YTD 2007	95,164	12.2		155,093			377,029	7.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

<sup>1</sup>Source: CREA

<sup>2</sup>Source: CMHC, adapted from MLS® data supplied by CREA

**Table 5b: MLS® Residential Activity for Oshawa**  
**December 2007**

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to- New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) SA
2006	January	534	14.8	805	1,544	1,567	51.4	250,628	3.6	255,165
	February	821	24.2	880	1,591	1,590	55.4	257,030	4.0	255,834
	March	983	14.3	829	1,994	1,620	51.2	258,048	3.5	255,951
	April	931	-7.6	730	1,875	1,493	48.9	261,891	5.3	260,196
	May	1,020	0.7	765	2,048	1,563	48.9	264,199	4.1	258,874
	June	955	-1.8	757	1,670	1,494	50.7	265,839	3.6	259,370
	July	800	-5.8	748	1,365	1,440	51.9	259,470	3.2	257,715
	August	760	-5.9	771	1,465	1,476	52.2	259,462	3.0	260,083
	September	720	-8.6	750	1,605	1,471	51.0	256,378	-0.6	255,834
	October	697	-4.5	749	1,400	1,427	52.5	256,753	0.2	258,229
	November	634	-4.8	764	1,126	1,553	49.2	250,363	-3.8	253,990
	December	499	21.4	878	511	1,448	60.7	248,442	-1.9	256,448
2007	January	581	8.8	876	1,519	1,538	56.9	265,508	5.9	270,476
	February	791	-3.7	851	1,364	1,367	62.2	263,039	2.3	262,257
	March	969	-1.4	818	1,532	1,248	65.5	265,022	2.7	263,055
	April	1,083	16.3	848	1,795	1,417	59.8	232,285	-11.3	230,736
	May	1,192	16.9	889	1,958	1,484	59.9	275,723	4.4	270,102
	June	1,110	16.2	880	1,596	1,420	62.0	271,394	2.1	264,625
	July	958	19.8	897	1,393	1,477	60.7	267,497	3.1	266,059
	August	884	16.3	890	1,440	1,450	61.4	265,493	2.3	265,946
	September	721	0.1	752	1,519	1,399	53.7	271,149	5.8	270,781
	October	811	16.4	877	1,458	1,496	58.6	273,742	6.6	275,120
	November	694	9.5	839	1,057	1,460	57.5	272,532	8.9	276,488
	December	423	-15.2	746	522	1,477	50.5	273,379	10.0	281,700
	Q4 2006	1,830	1.3		3,037			252,273	-1.8	
	Q4 2007	1,928	5.4		3,037			273,227	8.3	
	YTD 2006	9,354	1.3		18,194			258,362	2.3	
	YTD 2007	10,217	9.2		17,153			265,620	2.8	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

<sup>1</sup>Source: CREA

<sup>2</sup>Source: CMHC, adapted from MLS® data supplied by CREA

**Table 6a: Economic Indicators Toronto CMA**  
**December 2007**

		Interest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2006	January	658	5.80	6.30	135.2	107.9	2,786	6.5	68.8	777
	February	667	5.85	6.45	135.5	107.6	2,777	6.7	68.7	775
	March	667	6.05	6.45	135.8	108.5	2,780	6.7	68.6	776
	April	685	6.25	6.75	136.3	108.7	2,783	6.6	68.5	777
	May	685	6.25	6.75	136.7	109.0	2,796	6.4	68.5	781
	June	697	6.60	6.95	137.3	108.9	2,802	6.3	68.5	789
	July	697	6.60	6.95	137.8	108.5	2,809	6.3	68.6	795
	August	691	6.40	6.85	138.4	108.5	2,805	6.4	68.5	801
	September	682	6.40	6.70	138.4	108.1	2,803	6.6	68.5	804
	October	688	6.40	6.80	138.3	108.0	2,802	6.7	68.4	804
	November	673	6.40	6.55	138.8	108.3	2,804	6.8	68.4	804
	December	667	6.30	6.45	138.9	108.5	2,823	6.6	68.6	798
2007	January	679	6.50	6.65	139.0	108.2	2,844	6.6	69.0	789
	February	679	6.50	6.65	139.2	109.3	2,867	6.5	69.4	785
	March	669	6.40	6.49	139.4	110.3	2,866	6.7	69.5	784
	April	678	6.60	6.64	139.4	110.8	2,860	6.9	69.3	789
	May	709	6.85	7.14	140.0	111.2	2,853	6.9	69.2	792
	June	715	7.05	7.24	140.8	110.7	2,854	6.9	69.0	801
	July	715	7.05	7.24	141.1	110.7	2,851	7.0	68.9	810
	August	715	7.05	7.24	141.7	110.6	2,857	7.0	69.0	819
	September	712	7.05	7.19	142.1	110.8	2,856	6.9	68.8	825
	October	728	7.25	7.44	142.2	110.7	2,870	6.6	68.8	830
	November	725	7.20	7.39	143.5	111.0	2,873	6.6	68.7	828
	December	734	7.35	7.54		111.1	2,886	6.7	69.0	828

\*P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

\*NHPI means New Housing Price Index

\*CPI means Consumer Price Index

\*SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM)

**Table 6b: Economic Indicators Oshawa CMA**  
**December 2007**

		Interest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2006	January	658	5.80	6.30	135.2	107.9	175.6	6.7	69.7	809
	February	667	5.85	6.45	135.5	107.6	174.7	6.6	69.1	820
	March	667	6.05	6.45	135.8	108.5	174.7	6.4	68.8	821
	April	685	6.25	6.75	136.3	108.7	175.2	6.0	68.5	820
	May	685	6.25	6.75	136.7	109.0	176.2	6.1	68.8	821
	June	697	6.60	6.95	137.3	108.9	178.5	6.1	69.5	829
	July	697	6.60	6.95	137.8	108.5	180.1	6.5	70.2	827
	August	691	6.40	6.85	138.4	108.5	180.9	6.5	70.4	816
	September	682	6.40	6.70	138.4	108.1	178.7	6.9	69.7	808
	October	688	6.40	6.80	138.3	108.0	178.0	6.8	69.1	811
	November	673	6.40	6.55	138.8	108.3	176.8	6.9	68.6	810
	December	667	6.30	6.45	138.9	108.5	177.4	6.7	68.5	813
2007	January	679	6.50	6.65	139.0	108.2	177.3	6.5	68.2	823
	February	679	6.50	6.65	139.2	109.3	177.3	6.4	67.9	836
	March	669	6.40	6.49	139.4	110.3	177.9	6.1	67.8	838
	April	678	6.60	6.64	139.4	110.8	178.6	6.2	68.0	826
	May	709	6.85	7.14	140.0	111.2	181.1	6.0	68.6	813
	June	715	7.05	7.24	140.8	110.7	181.7	6.0	68.8	810
	July	715	7.05	7.24	141.1	110.7	182.2	6.0	68.8	810
	August	715	7.05	7.24	141.7	110.6	180.8	6.6	68.5	821
	September	712	7.05	7.19	142.1	110.8	181.4	6.6	68.6	829
	October	728	7.25	7.44	142.2	110.7	182.1	6.5	68.7	843
	November	725	7.20	7.39	143.5	111.0	184.0	5.7	68.7	855
	December	734	7.35	7.54		111.1	184.3	6.0	68.9	857

\*P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

\*NHPI means New Housing Price Index

\*CPI means Consumer Price Index

\*SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM)

## METHODOLOGY

### Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2001 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

### Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

## STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "dwelling unit", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "start", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "under construction" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "completion", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "absorbed" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental:** Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2001 Census area definitions.



## CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at [www.cmhc.ca](http://www.cmhc.ca)

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.  
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is now available for free on CMHC's website. You can now view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to [www.cmhc.ca/housingmarketinformation](http://www.cmhc.ca/housingmarketinformation)

For more information on MAC and the wealth of housing market information available to you, visit us today at [www.cmhc.ca/housingmarketinformation](http://www.cmhc.ca/housingmarketinformation)

To subscribe to priced, printed editions of MAC publications, call 1 800 668-2642.

©2007 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

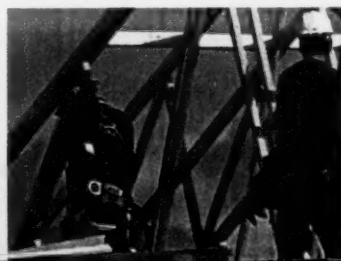
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at <mailto:chic@cmhc.gc.ca>; (613) 748-2367 or 1 800 668-2642.

For permission, please provide CHIC with the following information:  
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.



## NEW MARKET ANALYSIS REPORTS

Subscribe Now!

### December 2007

- Enhanced coverage of the secondary rental market
  - Rental Market Reports – Major Centres

Subscribe

### June 2007

- Spring Rental Market Survey Results
  - Rental Market Report – Canada and Provincial Highlights
  - Rental Market Statistics
- Renovation and Home Purchase Report

Subscribe

Subscribe

Subscribe

### May 2007

- Housing Market Outlook – Canada and Regional Highlights Reports
- Northern Housing Outlook Report

Subscribe

Subscribe

### Throughout 2007

- Coverage of additional centres:
  - Abbotsford
  - Kingston
  - Peterborough
  - Barrie
  - Guelph
  - Brantford

More

### Find out More!

CMHC has enhanced its suite of surveys and analytical reports to better serve you. Visit [www.cmhc.ca/housingmarketinformation](http://www.cmhc.ca/housingmarketinformation) regularly to find out more about our product updates and to subscribe to our FREE electronic reports.